

Understanding Your Historic Building

Condition Assessments & Inspections

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Housekeeping

- Feel free to have your video camera on or off – if your connection is unstable, turning it off may help
- Please be on mute when not speaking
- You can ask questions using the chat feature or wait until Q&A pauses and then unmute and ask it!

Agenda

- Introductions
- Preassessments
- Home Inspections & Historic Building Condition Assessments

Introductions

- Jonathan Hall, Field Services Manager – Maine Preservation
- Margaret Gaertner, MS, BPI - M. Gaertner, Historic Building Consultant

Preassessments

- General Physical Condition
 - Roof/gutters
 - Windows
 - Doors
 - Envelope/siding/masonry
 - Chimneys
 - Foundations
 - Water intrusion or moisture issues/roof leaks/damp basements
 - Materiality
 - Infrastructure-HVAC/electrical/plumbing/accessibility/municipal services
 - Overall integrity
- Site Conditions
 - Drainage
 - Location
 - Vegetation/overhanging trees
 - Current use and proposed use
- Organization
 - Ownership-Nonprofit/private/family trust/income producing/government
 - Interested parties/community involvement
- Potential Grant or tax credit opportunities
- Fundraising potential
- Financial ability
- General History
 - Prior inspections/reports/studies/assessments/documentation or recordation
 - Prior interventions/campaigns
 - Master plan
 - National Register or National Landmark status
 - Local design review or preservation ordinances
 - Local importance
- Immediate and long-term needs
 - Who do they need to have a conversation with?
 - Do they have relationships with professionals/contractors/volunteers?
 - Imminent dangers
 - Organizational deficiencies

The Project Team – Who is the “Typical” Client?

Home Inspection

- Usually commissioned by someone interested in buying a property
- The current owner is typically not present, does not participate in the process
- Topics covered typically follow standard checklists

Condition Assessment

- Typically commissioned by an owner interested in appropriately planning for repairs and maintenance
- Owner participates, provides information about structure
- Owner’s concerns will impact content





The Project Team – the Professional

Who is the Inspector?

- Maine does not require inspectors to be licensed
- Various training programs and certifications for the profession

Who is the Assessor?

- Should meet the Secretary of the Interior's Professional Qualifications Standards (CFR 36 Part 61) for historic preservation professionals

Tips for choosing an Assessor

- Ask about their training and experience with historic buildings and the Secretary of the Interior's Standards
- Ask about experience with buildings similar to yours in age and construction type
- Consider the issues specific to your building, who is the appropriate person to address them
- Ask for a sample report
- Ask for references, and check them!



What is in a typical report?

A **Home Inspection** typically includes comments on:

- Exterior, Roof and Chimney
- Interior and Attic
- Insulation and Ventilation
- Electrical and Plumbing
- Heating and Cooling
- Structural Condition
- Basement and Crawl Spaces
- Water Problems
- Appendices on CO, radon, etc.

A **Condition Assessment** typically includes:

- All of the items listed at at the left
- **Prioritized** Worklists (summary level)
- Brief descriptions of historic elements, materials, systems
- Identification of needed repairs and maintenance
- Sources of deterioration and remedies to correct
- Less focused on code/life safety issues
- Additional sources for further reading on the relevant topics

IMPORTANT! Inspections and Assessments do not identify / address hazardous materials such as lead, asbestos, mold, or polychlorinated biphenyls (PCBs). These tests and the related remediation work are done by licensed professionals.



What is a Condition Assessment?

Why commission an Assessment?

- Holistic look at a building
- Focuses on existing condition, work needed for existing building
- Describes the existing materials/assemblies
- Identifies sources of deterioration
- Recommends necessary repairs including materials and techniques
- Prioritizes the needed work
- Does not address all major changes



What is typically included in an Assessment?

Background, History of Property

- Brief Building History
- Initial construction, major additions/alterations
- National Register status
- Approach per the SOI's Standards

Site

- Site conditions
- Drainage
- Walks and drives
- Accessibility/circulation **
- Security concerns

Exterior

- Building Envelope - roof, walls, windows, foundations

Structural System

- Condition of foundation, framing system

Building Systems

- Security
- Mechanical, electrical, plumbing **

Interior Finishes

- Floors, walls, ceilings
- Specialty finishes - pressed metal, Anaglypta, decorative painting
- Millwork

Maintenance Issues

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** Brief / overview level only

How long does it take?

Home Inspection

- Varies with size of structure
- Two hours to a half-day on site
- Report writing

Historic Building Assessment

- Varies with size of structure
- At least a day-and-a-half on-site
- Report writing

What does it cost?

Home Inspection

Basic inspection \$500 +/-

Add-on's might include:

- Sewer scoping \$250 + / -
- Well test \$100 + / -
- Septic test \$250 + / -
- Radon test \$150

Historic Building Assessment

\$4,000 to \$10,000

Variables include:

- Size of building
- Condition of building
- Size of project team
- Surface level vs. opening walls, etc.
- Testing of materials such as mortar
- Cost estimating



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How do we pay for it?

Home Inspection

- Typically paid for out-of-pocket by the potential buyer

Historic Building Assessment

Non-profits can apply for grants:

- Collections Assessment for Preservation (CAP) Program (Museums only)
- Maine Community Foundation
 - Steeple Program
 - Belvedere Fund
- Maine Historic Preservation Commission (MHPC)
- Maine Preservation
 - 1772 Foundation

Other sources:

- Certified Local Government (CLG) Funds
Available in Bangor, Castine, Gardiner, Hampden, Kennebunk, Lewiston, Portland, Saco, Topsham, and York
- Money is available for studies and bricks-and-mortar projects
- MUST APPLY through the municipality; do not apply directly.

A FEW TIPS ON GRANTS

1. Check back often - granting parties / programs change their priorities.
2. What was not likely to be funded a year ago may be funded now.
3. If you can submit a preliminary or draft application, do so!
4. Meet in person with the potential funder whenever possible.

Q & A

Upcoming Events

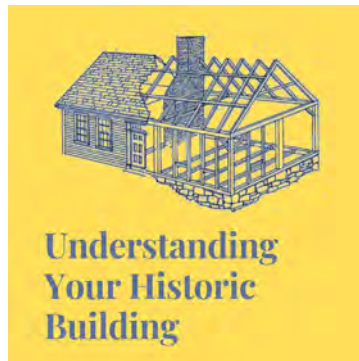


Clap for Clapboards!

Wednesday, August 26, 2020

4:00 PM 5:00 PM

We're talking siding in this *Rehab Lab*. Learn about the issues facing your siding decisions: repair or replace, vinyl or wood, lead paint and new paint. We'll look at the issues and show you how you can replace broken clapboards. Come get your questions answered!



Understanding Your Historic Building: Maintenance 101

Wednesday, September 9, 2020

4:00 PM 5:00 PM

In this session we dig into old building maintenance and care to keep your special place healthy. We'll cover how to develop your own maintenance roadmap for your structure.

Sign up: <https://www.maine Preservation.org/webinars-and-educational-programs>



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